

**MONROE PLANNING COMMISSION**  
***Agenda Item Cover Sheet***

<b>TITLE:</b>	<b><i>Zoning Code - Amendments</i></b>
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<b>DATE:</b>		<b>CONTACT:</b>	<b>PRESENTER:</b>	<b>ITEM:</b>
04/11/16		David Osaki	Dave Osaki	Old Business

**Discussion:** 01/11/16; 01/25/2016, 02/22/2016, 03/28.2016

**Public Hearing:** None

**Attachments:** 1. Monroe Municipal Code Chapter 18.12 (Downtown Commercial Zone)  
[NOTE: Several other agenda packet items related to this issue have been provided in prior Planning Commission Packets are not being duplicated for this packet. Please refer to prior packet materials from the March 28, 2016 meeting.]

**DESCRIPTION/BACKGROUND**

Prior Planning Commission meetings have discussed amendments to the zoning code.

This discussion will continue at the April 11, 2016 meeting, with primary attention to the Downtown Commercial zone use tables. Copies of the “Definitions” Chapter of the Zoning Code have been provided to the Planning Commission under separate cover to facilitate this review.

The March 28, 2016 meeting included discussion on nonconforming language in the municipal code. Monroe Municipal Code 18.72.040E, pertaining to “Nonconforming uses” states,

“E. If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use; provided, that the hearing body findings in the specific case shall find that the proposed use is more appropriate to the zone than the existing nonconforming use. In permitting such change, the hearing body may require appropriate conditions and safeguards in accord with the provisions of this title.”

For discussion purposes at the April 11, 2016 meeting, an alternative for consideration is:

“If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use subject to obtaining a non-conforming use permit. In reviewing applications for non-conforming use permits, the proposed new use must be no

more detrimental to properties in the zone and vicinity than the existing use. This determination shall be based on consideration of the following:

1. The relative parking, traffic, light, glare, noise, odor and similar impacts of the two uses and how these impacts could be mitigated.

If the new use is permitted, the Director may require conditions, including but not limited to landscaping, screening, limitations on outdoor storage, adjustments to yards, parking requirements and/or limiting hours of operation”

<b>RECOMMENDED ACTION</b>
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Discussion.
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